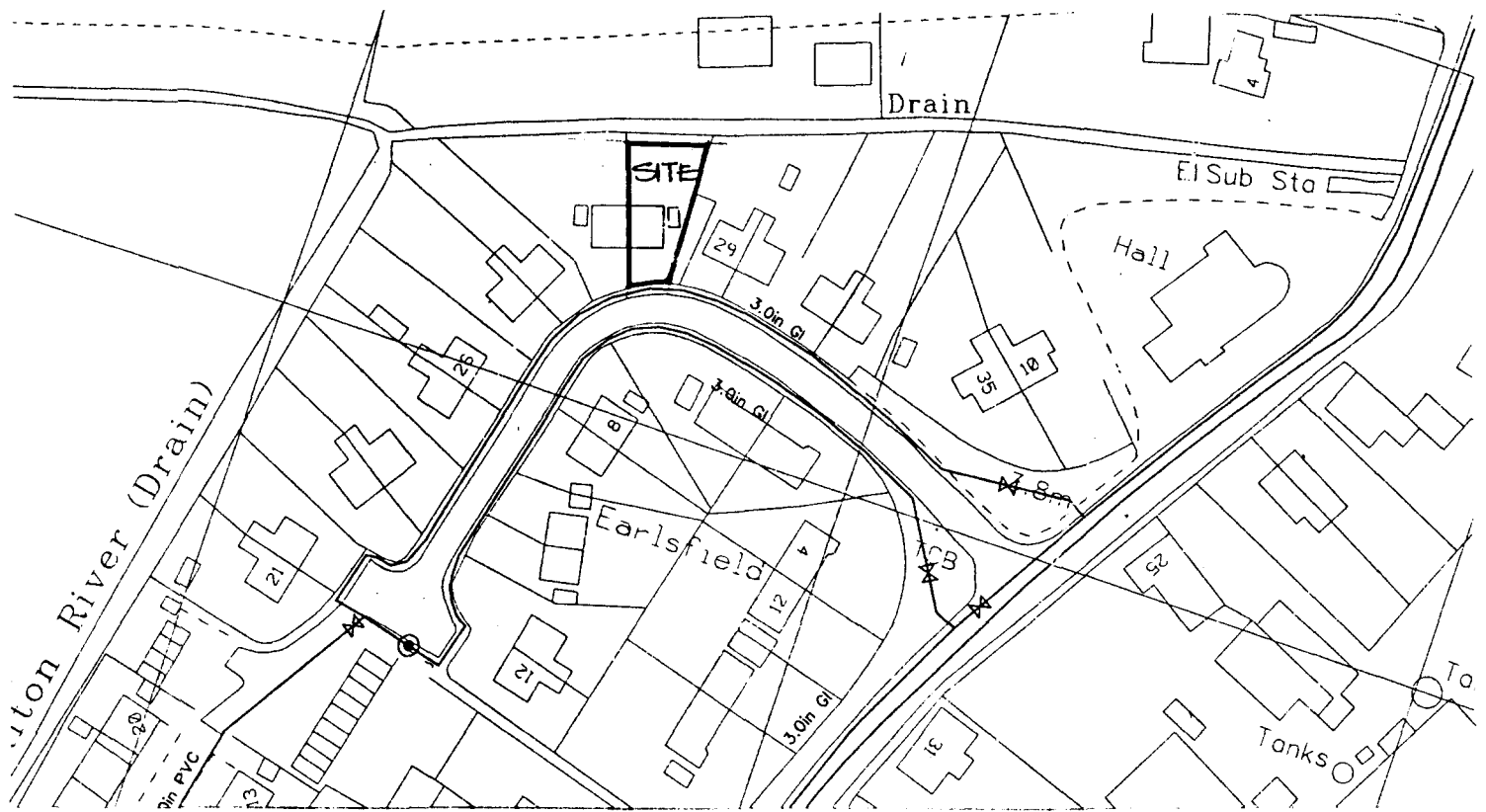
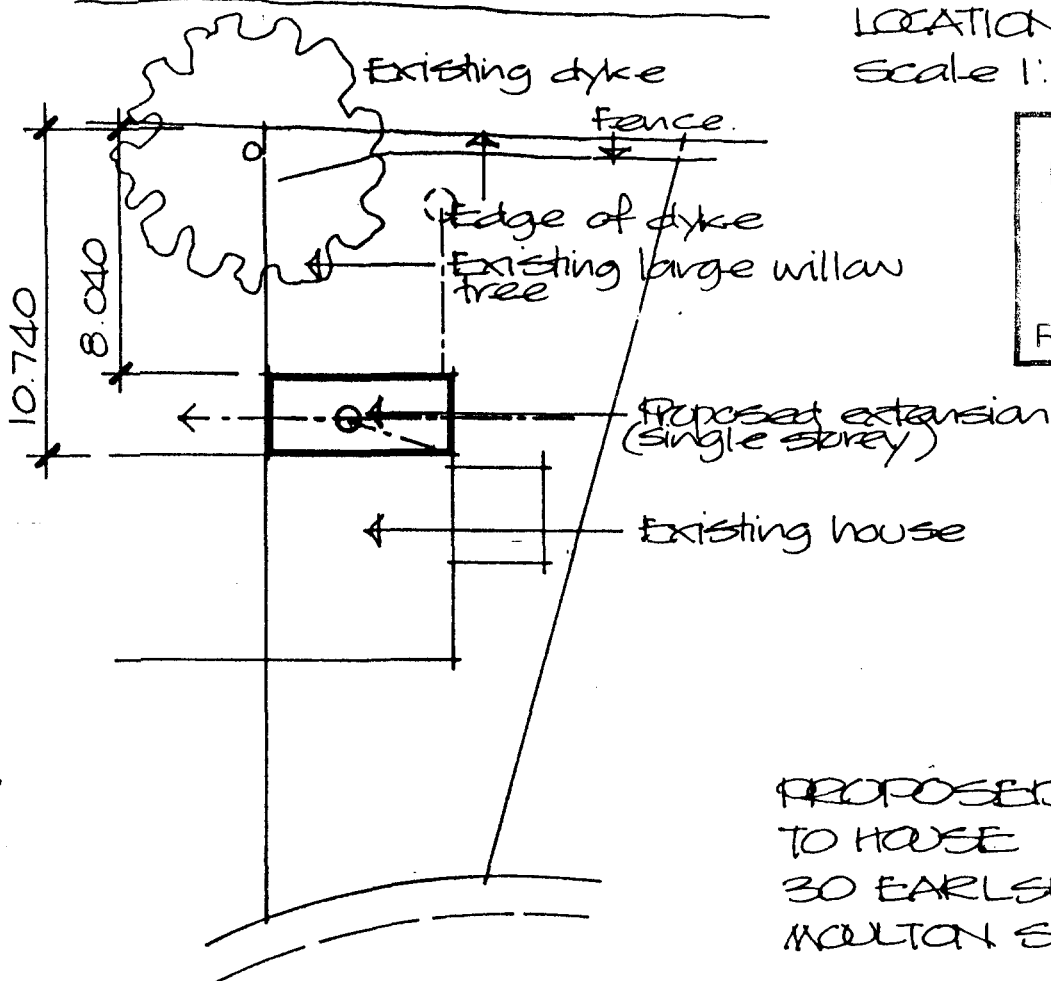
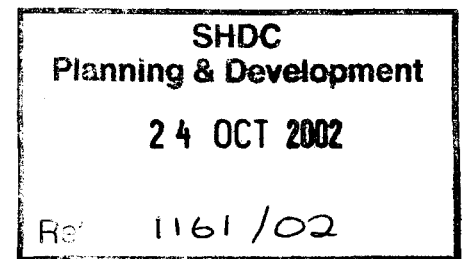




LOCATION PLAN
Scale 1:1250



SITE PLAN
Scale 1:250

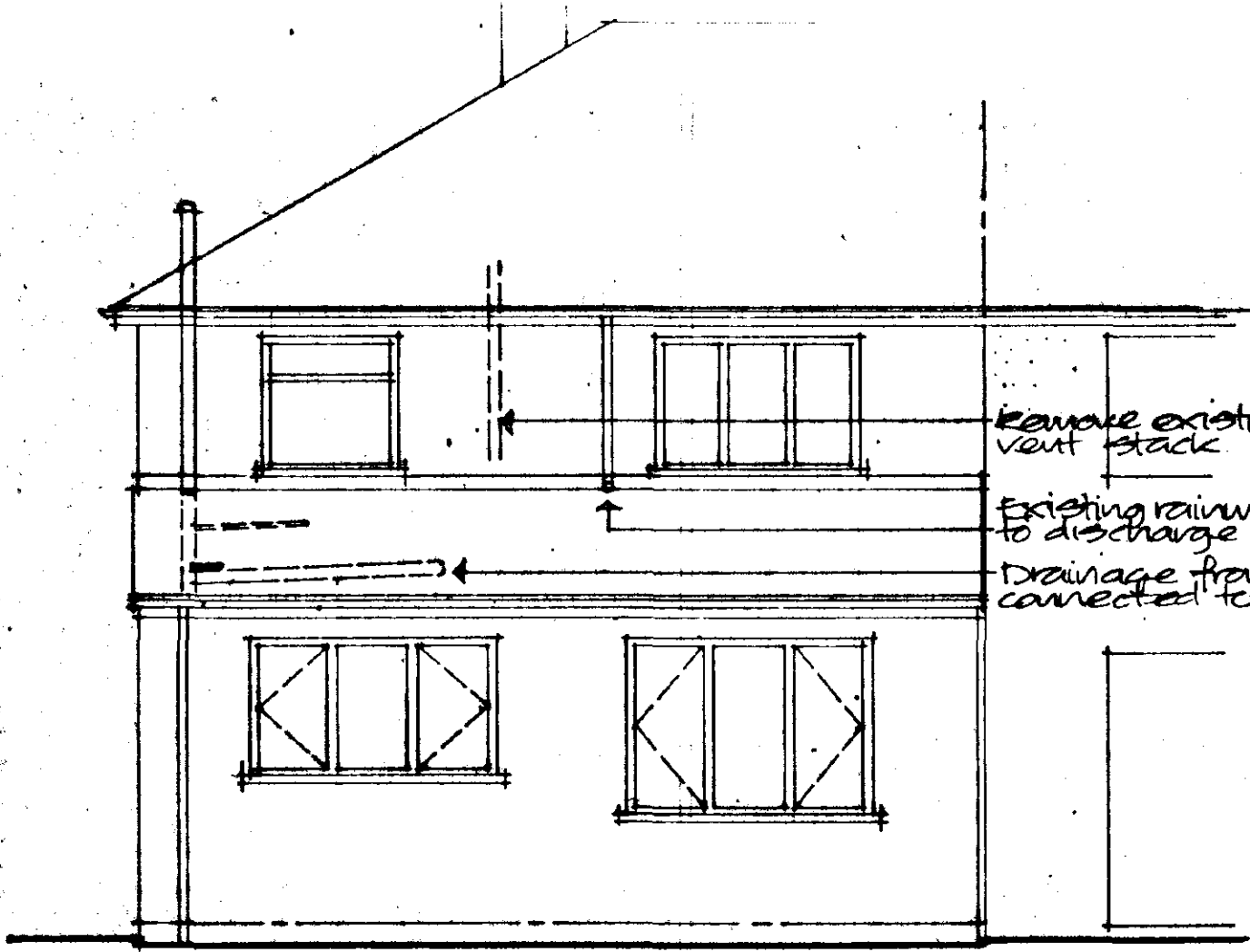


PROPOSED EXTENSION
TO HOUSE
30 EARLSFIELD,
MOULTON SEAS END.

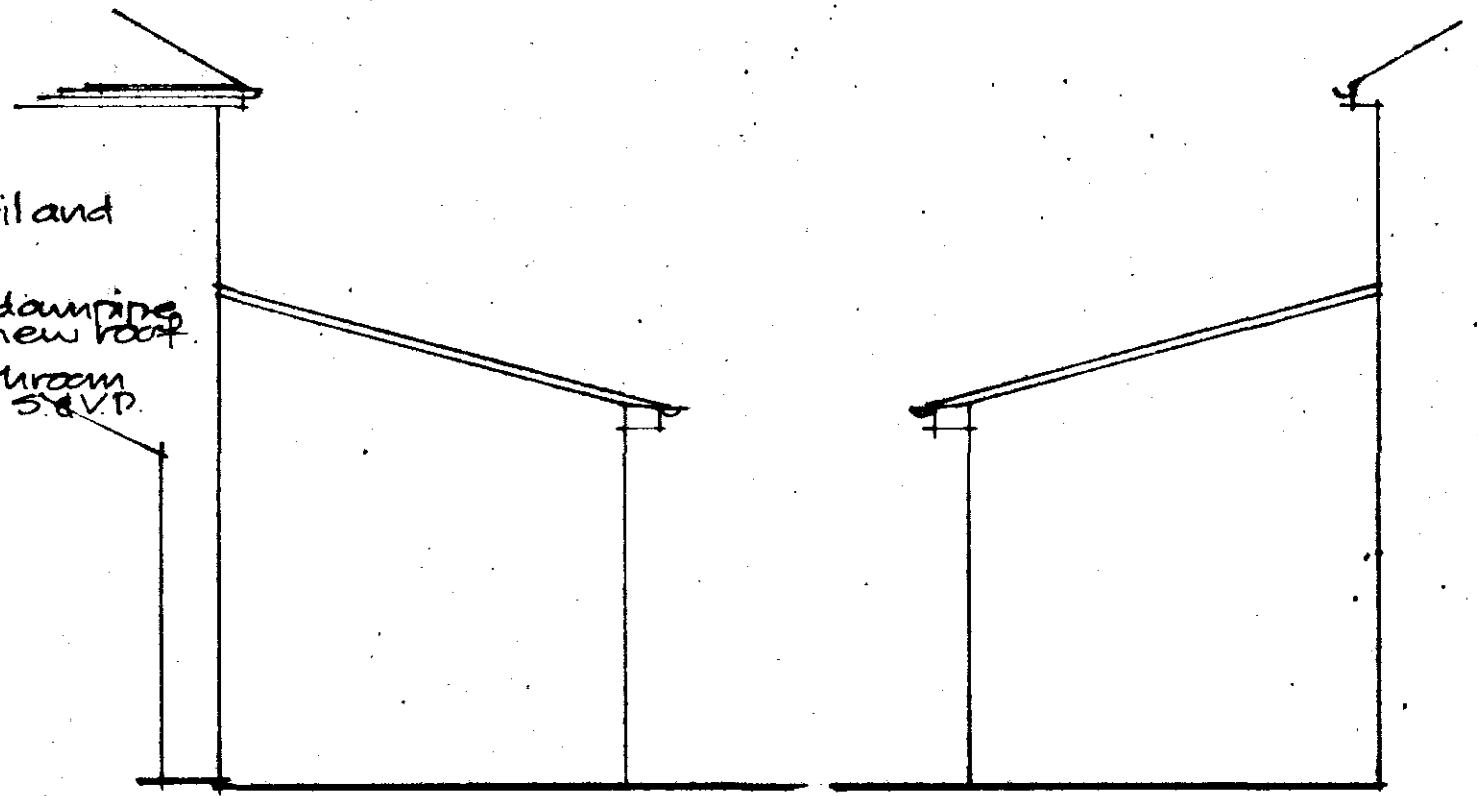
Alan Hornsby
Architectural Services

Little Acre, Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel: Holbeach (01406) 380591

Do not scale off this drawing
All site dimensions to be checked
before work commences.



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

Drainage:

50mm dia. polypropylene waste with 75mm deep seal traps to kitchen sink and washing machine (location to be confirmed). Waste connected to new 110mm dia. soil and vent stack within dist with radding point at base. Existing bathroom fittings connected to new stack within roof void. (old stack removed and redundant drains sealed off). Vent to stack to terminate min. 900mm above first floor window head level.
New stack connected to 110mm dia. UPVC drain bedded and surrounded in 100mm pea gravel to fall to existing inspection chamber.
Existing inspection chamber altered to suit new drainage layout and to be fitted with double seal screened down cover.
Drains (existing) passing through new foundations to have min. 50mm clearance around pipe. Protection from vermin entry and to be gas sealed.

Mechanical ventilation:

Install extract fan within cooker hood to extract at a rate of 50 litres per second.

Lighting:

Lighting within kitchen to be fluorescent strip lighting.

Roof construction:

Redland Gravelary interlocking concrete tiles of similar colour to existing roof tiles.
Tiles to be installed to manufacturers recommendations at pitch of 15° with 100mm headlap and smooth finish (not granular).
Tiles installed on 20x50 fully treated battens on sarking felt on half up timber roof structure formed of:
20x125 rafters at 400mm cts.
4x125 ceiling joists at 400mm cts.
Approx. ex 20x100 fascia board.
20x100 wall plate.
Top of rafters supported on 20x100 timber bolted to wall at maximum 600mm cts.
Ceiling joists supported on existing house wall on 4x125 timber bolted to existing wall at max. 600mm cts.
All structural timber to be grade SCS marked dry or kiln dry.
Provide roof void ventilation with min. ventilation at eaves of 10,000mm² per metre and install vent tiles to roof at top of slope to provide the equivalent of 5,000mm² per metre. Maintain ventilation gap above insulation at eaves with rafter ventilators.
Install cat & lead flashing between tiles and existing wall.

Gutters and downpipe:

Install 112mm dia. hr. UPVC gutters with 68mm dia. downpipe connected to 110mm dia. UPVC drain bedded in 100mm pea gravel to fall to soakpit min. 1 metre cube at least 5.000 from building.

Lateral restraint:

Install 30x50mm mild steel straps at average 1.800 cts to roof perimeter with straps install at slope of roof and ceiling level straps to extend over 3 no. timbers at gables supported by noggings.

Roof insulation:

Install 1 layer of fibreglass quilt insulation 100mm thick between joists and 1 layer of quilt 150mm thick over joists.

Ceilings:

Formed of 9.5mm thick plasterboard with perimeter supported and Arter finish.

Cavity walls:

Constructed of 100mm facing brickwork to match existing 75mm cavity and 100mm thick Celcon standard block with dense plaster finish.
Install 75mm thick Ditherm insulation batts to cavity.
Average U value = 0.35 W/m²K.
Install Ditherm or Thermabate insulated dpc/closer to reveals with frames lapping by approx 15mm.
Install cavity wall ties at 900mm cts horizontally, 450mm cts vertically and at 225mm cts within 225mm of reveals.
Install hybrid dpc to walls min. 150mm above ground level with dpm lapping inner skin d.p.c.
Concrete blockwork used below dpc level to be class 'A'.
New walls bonded to existing with Tuffix wall extension profiles.

Floor construction:

Approx. 50mm thick sand/cement screed on 100mm thick grade Gen 3 concrete slab with 25mm thick expanded polystyrene insulation between slab and external wall. Concrete slab laid on 100mm thick SD grade expanded polystyrene on 100mm grade polystyrene d.p.m. on min. 150mm thick hardcore well consolidated and blinded.

Foundations:

Install 600mm wide (450 to internal 100mm walls) grade Gen 3 concrete trenchfill foundations min. 750mm deep (1,000 min. in chalk/de soil) depth to be agreed on site with L.A. building inspector.

Lintels:

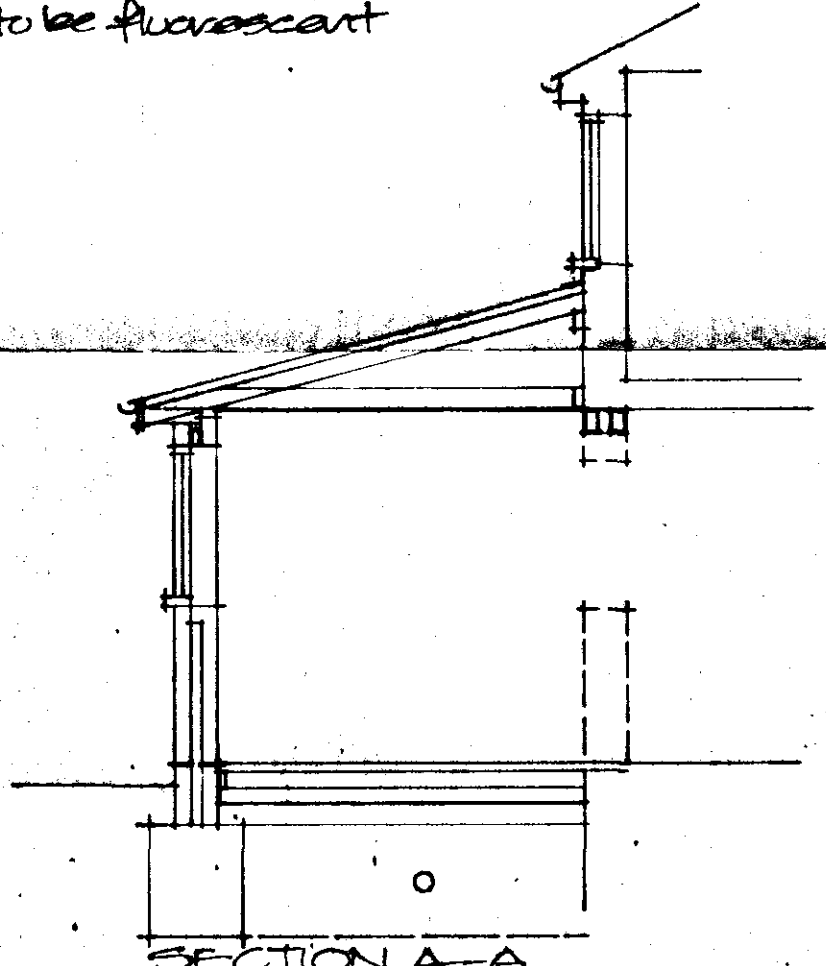
Install 1G type L/575 steel lintels to external window openings and 2 no. 1G box lintel 100 steel lintels to opening through existing wall and 1 no. 1G box lintel 100 to opening between kitchen and breakfast area.

Windows:

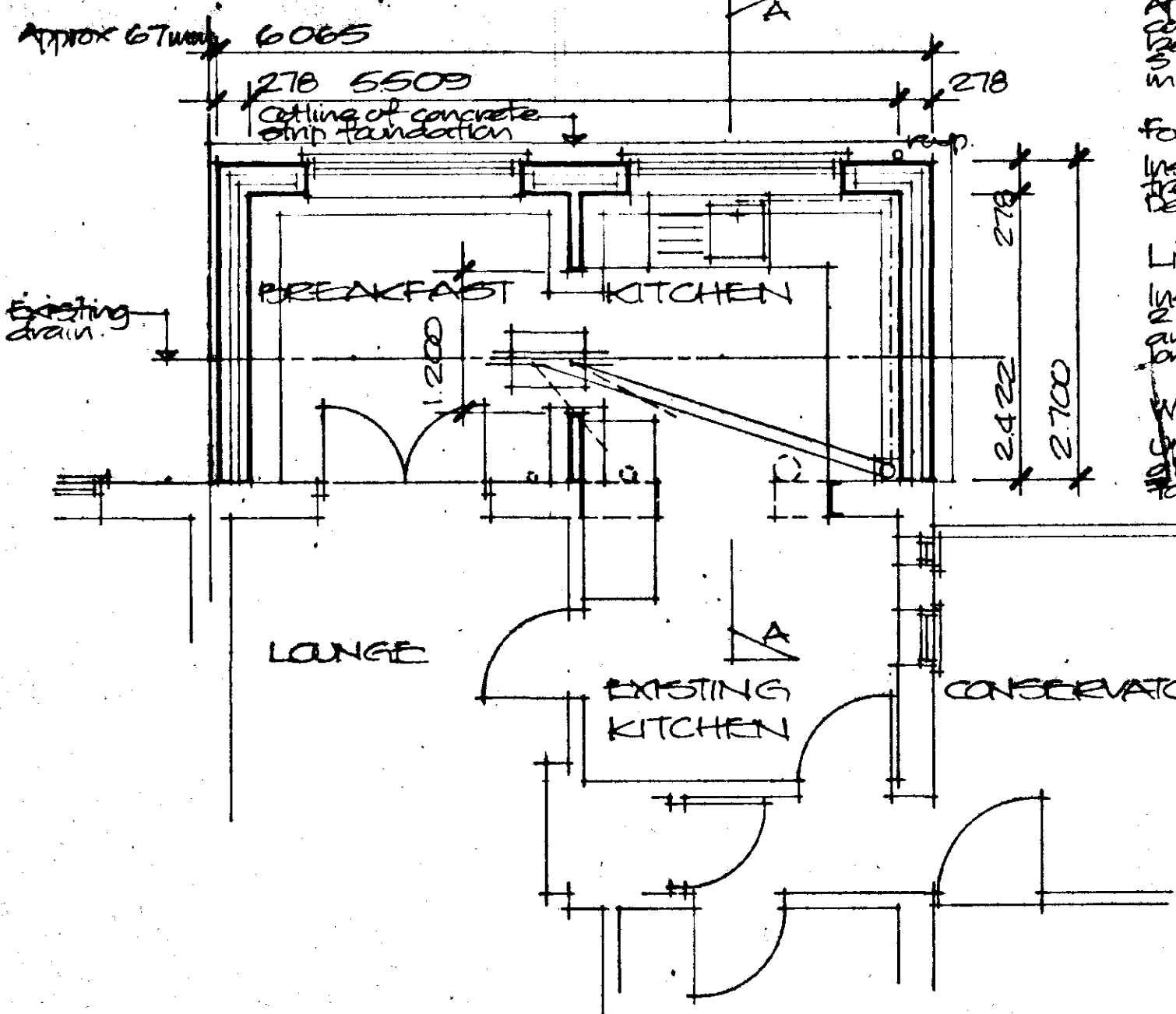
UPVC window frames (Approx. 1000x1800 and 1350x1800) to be double glazed with sealed units with min. 16mm gaps with Low E glass to give min. U value of 2.0 W/m²K.
Opening lights to be draught sealed.
Install trickle vents to provide min. 8,000mm² background ventilation to extension.
No glass within 800mm of floor level.

Heating/hot water:

Extend existing systems into proposal with thermostatic valves fitted to any new radiators and hot water pipes insulated with Armaflex or similar of thickness to match pipe outside diameter.



SECTION A-A



SHDC
Planning & Development
24 OCT 2002

Ref 1161/02

Project
PROPOSED EXTENSION
TO EXISTING HOUSE
30 EARLSFIELD,
MOLTON SEAS END,
SPALDING

**DETERMINED
PLAN**

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS R. BEEKEN

Scale 1:50
Date Oct 02
Drg. no. 02/53/01